

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33416

101/102

Property Information

property address: 2712 S TEXAS AVE
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 9, LOT 7.8 & PT OF 6, KETTLE
owner name/address: HARRISON HOLDINGS LIMITED PARTNERSHIP
% RICHARD H HARRISON III
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BRYAN, TX 77802-2518
full business name: the Kettle
land use category: Retail type of business: restaurant
current zoning: C3 occupancy status: occup.
lot area (square feet): 28000 frontage along Texas Avenue (feet): 12/40
lot depth (feet): 180 sq. footage of building: 3269
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1
type of buildings (specify): unknown
building/site condition: 5
buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____
approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: metal
overall condition (specify): avg
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 48
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 9x20 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: very good

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

sidewalks around entire building
well-maintained throughout